

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, November 12, 2013 at 5:30 p.m. in the Council Chambers of City Hall at 280 Grove St., Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:

8. Case: P13-077 Minor subdivision
Applicant: Mill Creek Residential Trust, LLC
Attorney: Victor J. Helinsky, Jr. Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 335-341 Washington St. aka 350 Warren St.
Block: 11601 Lot: 1
Zone: Powerhouse Arts Redevelopment Plan
Description: subdivide one lot into two new lots

9. Case: P13-078 Preliminary & Final Site Plan
Applicant: Mill Creek Residential Trust, LLC
Attorney: victor J. Helinsky Jr., Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 335-341 Washington St. aka 350 Warren St.
Block: 11601 Lot: 1
Zone: Powerhouse Arts Redevelopment Plan
Description: Adaptive re-use of the historic warehouse known as the Butler Brothers Building

10. Case: P12-085.1 Amended Final Major Site Plan (Phase 1) with Deviations
Applicant: Journal Square Associates, LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 595-621 Pavonia Ave / 535-539 Summit Ave / 136 Magnolia Ave
Block: 9501 Lot: 4-8 & 10-16
Zone: Journal Square 2060 Redevelopment Plan
Description: Alteration to pedestrian walkway, sidewalk and facade materials, floor to ceiling heights, driveway widths, signage lighting, rooftop and landscaping, and other minor alterations to site plan and building design.
Deviations: minimum pedestrian walkway width, drop off lanes, sidewalk materials, ground level floor to ceiling height, driveway widths, sign illumination, rooftop mechanical screening, minimum glazing

11. Case: P07-085 Final Major Site Plan
Applicant: 300 Whiton St. LLC
Attorney: George Garcia
Review Planner: Kristin Russell
Address: 300 Whiton St.
Block: 20301 Lot: 11
Old Block: 2051 Lot: J
Zone: Morris Canal Redevelopment Plan
Description: Originally approved Oct. 23, 2007. Now before the Board for an as-built final approval. Minor changes to window, fence, and door.

12. Case: P06-009 Final Major Site Plan
Applicant: Capital Development Realty Group LLC
Attorney: Miles Hunter
Review Planner: Kristin Russell
Address: 5 Monitor St.
Block: 20302 Lot: 29
Old Block: 2050 Lot: 25, 26A, P
Zone: Morris Canal Redevelopment Plan
Description: Originally approved Feb. 28, 2006. Now before the Board for an as-built final approval. Minor changes to window trim and bulkhead.

13. Case: P13-052 Preliminary & Final Major Site Plan
Applicant: Cheesecake Lofts LLC
Attorney: James Burke
Review Planner: Kristin Russell
Address: 251 Newark Ave.
Block: 11110 Lot: 5
Zone: Village Redevelopment Plan
Description: New 5-story mixed use building with 1,147 sf ground floor retail, garaged parking for 12 vehicles, and 20 residential units above.

14. Case: P13-022 Minor Subdivision with "c" variances
Applicant: McDonald's Corporation
Attorney: Jason Tuvel
Review Planner: Kristin Russell
Address: 881-889 Communipaw Ave.
Block: 18206 Lot: 1, 2, 3
Zone: C/A – Commercial Automotive
Description: Subdivide and merge three lots into two new lots. One lot for a restaurant and a remainder lot.
Variances: lot area, lot width, lot coverage

15. Case: P13-023 Preliminary & Final Major Site Plan with “c” variances
Applicant: McDonald’s Corporation
Attorney: Jason Tuvel
Review Planner: Kristin Russell
Address: 881-889 Communipaw Ave.
Block: 18206 Lot: 1, 2, 3
Zone: C/A – Commercial Automotive
Description: McDonald’s restaurant
Variances: front yard setback, side yard setback, freestanding signage size, freestanding signage height, building signage, parking location, buffer
16. Case: P13-057 Preliminary and Final Major Subdivision with Deviations
Applicant: Jackson Green LLC
Attorney: Richard Evert
Review Planner: Jeff Wenger
Address: 59-67 Virginia Avenue
Block: 21102 Lots: 43 to 47
Zone: Martin Luther King Drive Redevelopment Plan
Description: Subdivision of 5 lots into 6.
Deviations: Minimum lot size.
17. Case: P13-058 Preliminary and Final Major Site Plan with Deviations
Applicant: Jackson Green LLC
Attorney: Richard Evert
Review Planner: Jeff Wenger
Address: 59-67 Virginia Avenue
Block: 21102 Lots: 43 to 47
Zone: Martin Luther King Drive Redevelopment Plan
Description: Construction of 6 single family attached row homes.
Deviations: Minimum lot size, minimum side yard setback, minimum parking.
18. Case: P13-059 Minor Subdivision with Deviations
Applicant: TRFDP Ocean Avenue LLC
Attorney: Richard Evert
Review Planner: Jeff Wenger
Address: 719-721 Ocean Avenue
Block: 21201 Lot: 1
Zone: Martin Luther King Drive Redevelopment Plan
Description: Subdivision of 1 lot into 3.
Deviations: Minimum lot area, minimum lot width.
19. Case: P13-060 Minor Site Plan with Deviations
Applicant: TRFDP Ocean Avenue LLC
Attorney: Richard Evert
Review Planner: Jeff Wenger
Address: 719-721 Ocean Avenue
Block: 21201 Lot: 1
Zone: Martin Luther King Drive Redevelopment Plan
Description: Construction of 3 two-family residential structures.
Deviations: Minimum lot size, minimum lot width, parking.
20. Case: P12-090 Final Major Site Plan
Applicant: PHM II Associates, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 2 Journal Square
Block: 9403 Lot: 15
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 13 story, 240 residential unit building.
21. Case: P13-050 Minor Site Plan with Deviations
Applicant: Sukhminder Kaur
Attorney: Ronald Shaljian
Review Planner: Jeff Wenger
Address: 628 Summit Avenue
Block: 6701 Lot: 24
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 4 story, 7 unit residential building with retail.
Deviations: Minimum sidewalk width, side yard setback, rear yard setback.
Carried from October 29th, 2013 meeting.

22. Memorialization of Resolutions

23. Executive Session, as needed, to discuss litigation, personnel or other matters

24. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD